

PLANNING DIVISION

TEMPORARY USE PERMIT

DATE OF PERMIT ISSUANCE: September 1, 2010

LAND USE ACTION FILE NO.: LUA10-051, TP

PROJECT NAME: The Landing Sign Temporary Use Permit

PROJECT MANAGER: Vanessa Dolbee, Senior Planner

OWNER: Harvest Partners, 8070 Park Lane, ste 100,
Dallas, TX 75231

APPLICANT/CONTACT: Corey Mason, 4word Design, 227 Williams Ave. S.,
Renton, WA 98057

PROJECT LOCATION: 920 & 921 Park Ave. N and N 10th Street.

DATE OF EXPIRATION: September 1, 2011

PROJECT DESCRIPTION: The applicant has requested a Temporary Use Permit to install perforated vinyl graphics to the existing windows of vacant store fronts at The Landing and to install 59 pole banners on the existing pedestrian light fixtures throughout The Landing. The pole banners are proposed to be 24-inches by 48-inches and would allow for a minimum 10-foot clearance for traffic and pedestrians. The total area of window graphics to be installed would not exceed 700 square feet. The applicant has indicated that the window graphic signs would be removed if the space was leased or within one year.

The pedestrian light fixtures at The Landing are privately maintained by The Landing on both Park Avenue N. and Entertainment Way. However, the pedestrian light fixtures on N 10th Street match the private poles, but were built and are maintained by the City of Renton. As such, the City has evaluated these poles differently than the poles maintained by The Landing. It is the City's responsibility to ensure the pedestrian light fixtures along N 10th Street are maintained in good condition and damage to these poles is the City's responsibility. Rod Swift, the Senior Property Manager for The Landing, has indicated via an e-mail received on August 30, 2010, that Transwestern Harvest Lakeshore LLC, would be responsible for installing and maintaining the mounting hardware and banners on any City-owned pedestrian pole lights on N 10th Street. Rod Swift's e-mail further indicated that Transwestern Harvest Lakeshore LLC would be responsible for any damage to the pole lights caused by their mounting hardware. However, these comments do not address City concerns about damage to the poles themselves. As such,

DATE OF PERMIT: September 1, 2010

Page 2 of 3

staff recommends as a condition of approval that the Applicant be responsible for any damage caused to the pedestrian light fixtures, and shall repair any damage immediately. Furthermore, the applicant has not provided the City with structural calculations regarding the possible effects of the installation of banner signs on the pedestrian lighting fixtures. When the light fixtures were installed by the City on N 10th Street, the addition of banners was not considered in the City's structural calculations. As such, prior to installation of banners on the pedestrian light poles on N 10th Street, the applicant shall provide the City with structural calculations ensuring that the pedestrian light poles can structurally endure the stress of the banners. Once completed, approval of mounting the proposed banners on N 10th Street is subject to the City's approval of the provided structural calculations. See Exhibit, location of City owned and maintained light fixtures.

The Landing Sign Temporary Use Permit is hereby approved subject to the following conditions:

CONDITIONS OF APPROVAL:

- 1) The Applicant shall be responsible for any damage directly or indirectly caused by the banners to the pedestrian light fixtures on N 10th Street. The applicant shall repair any damage immediately following identification of such damage.
- 2) Prior to installation of banners on the pedestrian light poles located along N 10th Street, the applicant shall provide the City with structural calculations ensuring that the pedestrian light poles can structurally endure the stress of the banners. Once completed, approval of mounting banners on N 10th Street light poles is subject to the City's approval of the provided structural calculations.
- 3) All banner signs and window signs shall be removed upon permit expiration; all City light poles shall be restored to the condition prior to banner installation.
- 4) The applicant shall provide a Traffic Control Plan which shall be approved by the Development Services Division prior to installation of any banner signs.
- 5) The applicant shall pay an annually fee of \$10.00 for the temporary use of public right-of-way, per RMC 9-2-4 and complete a Revocable Permit application.
- 6) This permit shall be subject to termination upon 30 days written notice by the City.
- 7) Liability and damage insurance shall be required pursuant to RMC 9-2-4.

DATE OF PERMIT: September 1, 2010

Page 3 of 3

- 8) The applicant shall furnish unto the City an appropriate hold harmless and indemnity agreement.

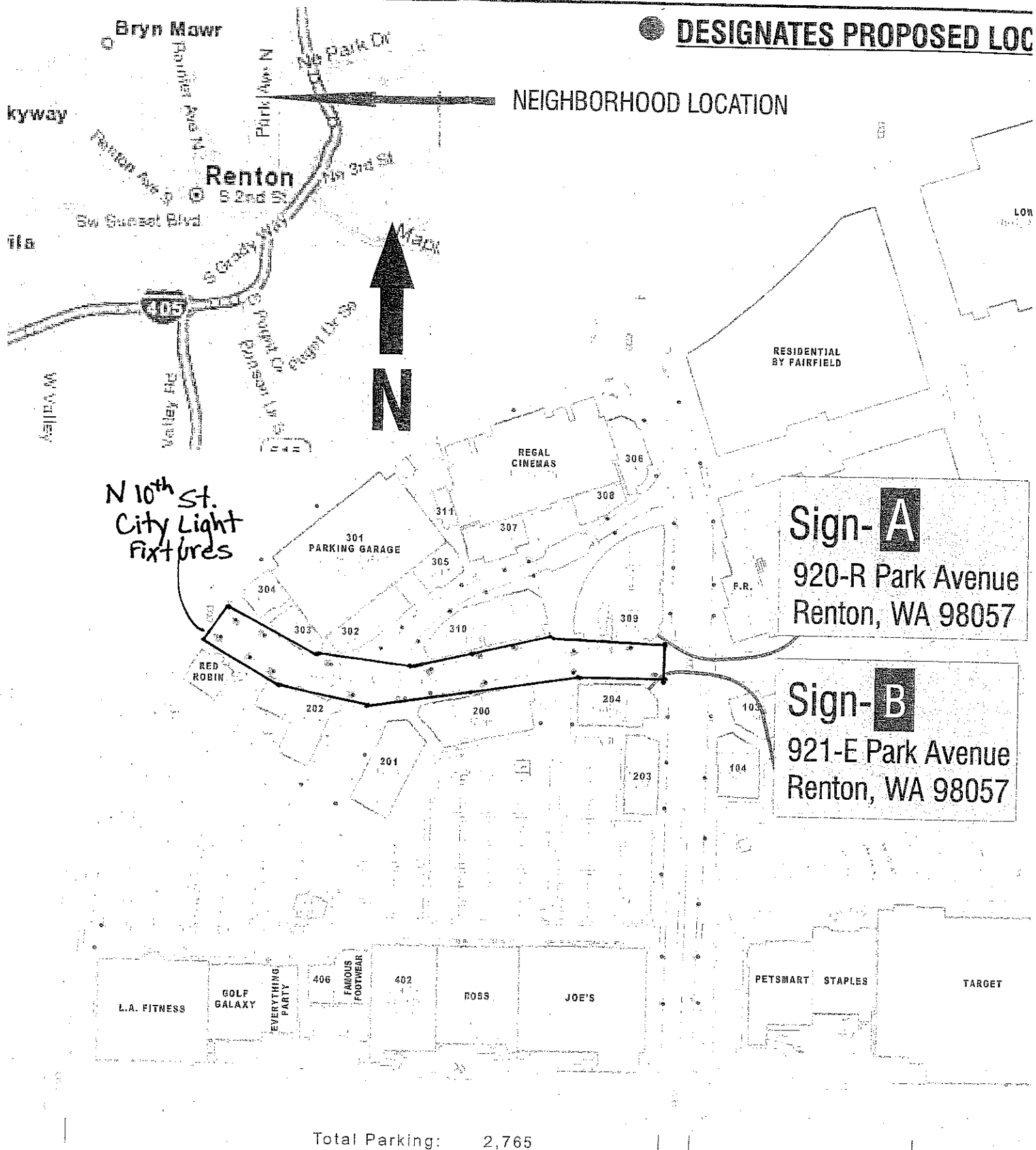


C.E. "Chip" Vincent, Planning Director
Planning Division

9/1/10
Date

APPEALS: Appeals of permit issuance must be filed with the City of Renton Hearing Examiner by 5:00 p.m. on September 15, 2010. Appeals must be filed in writing, together with the required fee to the City of Renton Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057. City of Renton Municipal Code Section 4-8-110 governs appeals to the Hearing Examiner. Additional information regarding the appeal process may be obtained from the Renton City Clerk's Office, (425) 430-6510.

● DESIGNATES PROPOSED LOC



DATE 07-13-2001	PROJECT NAME	CLIENT Harvest Partners	CONTACT Michelle Davis	This approved drawing is for your review and approval before the fabrication begins. 4Word Design® will not be responsible for problems or discrepancies that could have reasonably been prevented by the proper review of this design. * Sketch may vary from specified colors. * Client to provide dedicated 120 volt sign circuit(s) with ground wire within 6'-0" of the display(s)
SCALE as noted	ADDRESS	ADDRESS 8070 Park Lane	PHONE	
DRAWN BY CAM	CITY/STATE/ZIP	CITY/STATE/ZIP Dallas, TX	EMAIL	